

**AMENDMENT NO. 246
TO THE
SAULT STE. MARIE OFFICIAL PLAN**

PURPOSE

This Amendment is an amendment to the Text of the Official Plan as it relates to the Rural Area Policies of the Plan.

LOCATION

PT SEC 12 KORAH AS IN T277979; SAULT STE. MARIE, having Civic Address 1692 Peoples Road.

BASIS

This Amendment is necessary in view of a request to permit:

- A Carpentry Contractor's Yard on lands designated as Rural Area

Council now considers it desirable to amend the Official Plan.

DETAILS OF THE ACTUAL AMENDMENT & POLICIES RELATED THERETO

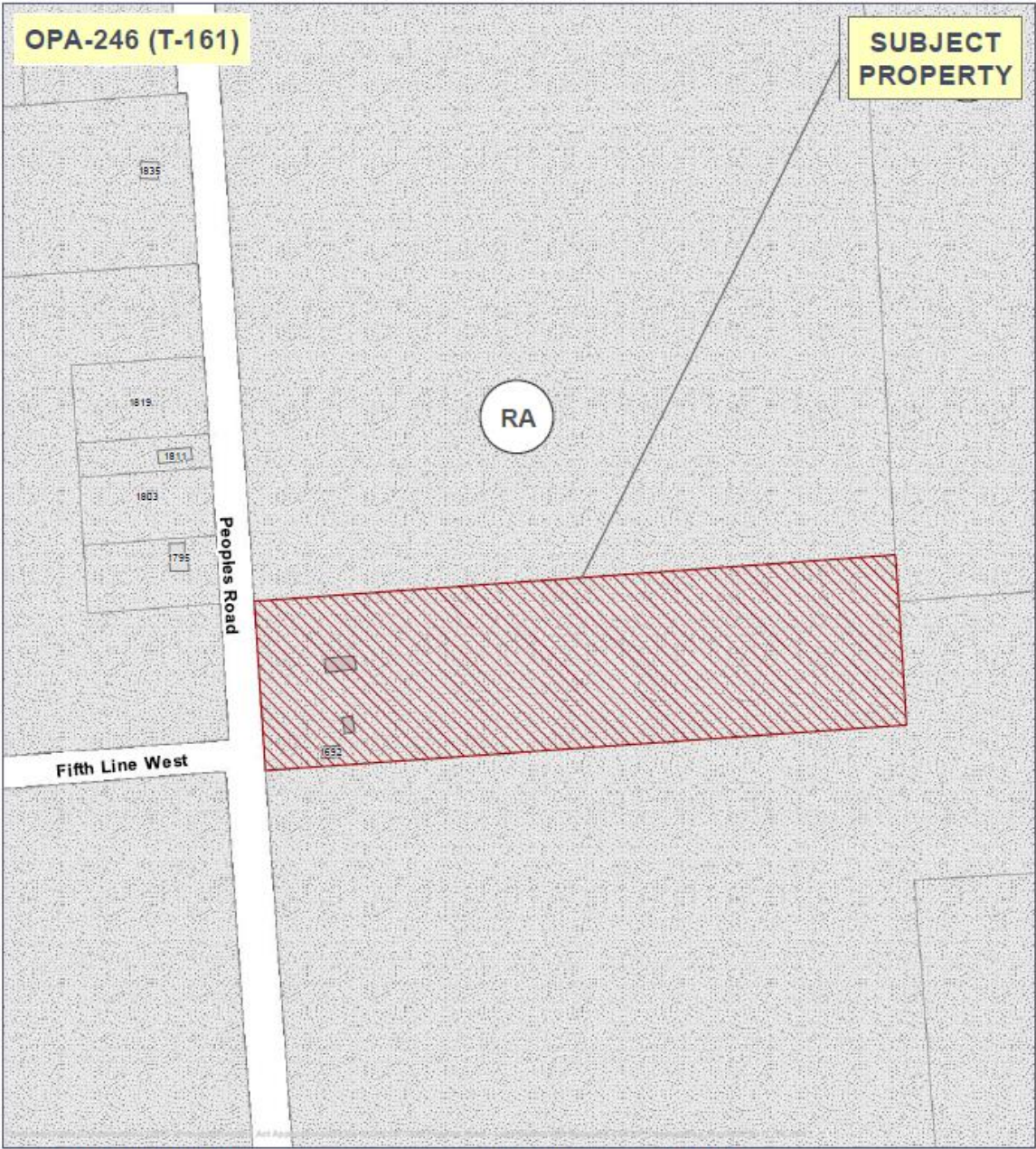
The Official Plan for the City of Sault Ste. Marie is hereby amended by adding the following paragraph to the Special Exceptions Section:

"Special Exceptions"

161. Notwithstanding the Rural Area policies of the Official Plan, the property described as PT SEC 12 KORAH AS IN T277979, having Civic Address 1692 Peoples Road may be occupied by a Carpentry Contractor's Yard as an additional permitted use.

INTERPRETATION

The provisions of the Official Plan as amended from time to time will be applied to this Amendment.



Application Map Series
 Subject Property Official Plan Landuse
 Existing Zoning Aerial Image
 Official Plan Amendment

Property Information
 Civic Address: 1692 Peoples Road
 Roll No.: 050080020000000
 Map No.: 503/2-60
 Application No.: A-2-23-ZOP
 Date Created: May 16, 2023

- Legend**
- Subject Property: 1692 Peoples Road
 - Parcel Fabric
 - Residential
 - Commercial
 - Institutional
 - Parks Recreation
 - Industrial
 - Rural Area
 - Airport Lands

SAULT STE. MARIE
 Planning and Enterprise Services
 Community Development and Enterprise Services Department
 99 Foster Drive, Sault Ste Marie, ON P6A 5X6
 saultstемarie.ca | 705-759-5368 | planning@cityssm.on.ca

This map is for general reference only.
 Orthophoto: None
 Projection Details:
 NAD 1983 UTM Zone 18N
 GCS North American 1983

0 20 40 80 Meters
 1:13,000

EXPLANATORY NOTE IN RESPECT TO ZONING BY-LAW 2023-112

SUBJECT PROPERTY: 1692 Peoples Road

The purpose of Zoning By-law 2023-112 is to rezone the property from REX (Rural Aggregate Extraction) zone to REX.S (Rural Aggregate Extraction) zone with a “Special Exception” to, in addition to those uses permitted in an REX zone:

- a. Permit a Carpentry Contractor’s Yard subject to the following provisions:
 - i. Reduce the required interior (south) side yard setback from 30m to 2m for the existing scale house only;
 - ii. Reduce the required interior side yard setbacks from 30m to 5m;
 - iii. Reduce the required front yard setback from 30m to 25m; and
 - iv. Permit outdoor storage and accessory use freight containers on the subject property subject to the provision that they not encroach into the required front or the required side yards.”

The location of the subject property is shown on the map attached hereto.

This by-law shall not come into force until Official Plan Amendment No. 246 is approved by Council and the final date for appeal has expired without an appeal being filed.

An Explanatory Note in respect of Official Plan Amendment By-law 2023-111 concerning Amendment No. 246 to the Official Plan is attached.

The subject property has been designated an area of site plan control.

